BC4 31 PHC

BOOK 6791 PAGE 572

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Phillip W. Brooks 5801 Marvin Love Frwy Dallas, TX 75237	Same	114-162 114-163 114-164

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Grand Bank at R.L. Thornton, Trustee with full power to sell, convey and transfer without joinder of any beneficiary (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto Phillip W. Brooks (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as northeast quadrant of Old Hickory Blvd. and I-40 West.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-.

Robert E Woody
Affiant

Subscribed and sworn to before me this 26th day of February, 1986.

Notary Public
My Commission Expires: 10-19-86

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS the hand of the Grantor, this 26th day of February, 1986.

GRAND BANK at R.L. Thornton, Trustee

By: Steven M. Pipes
Steven M. Pipes, Vice President

STATE OF TEXAS

COUNTY OF DALLAS

Before me, Barbara A. Puyear, a Notary Public of the State and County aforesaid, personally appeared Steven M. Pipes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Grand Bank at R.L. Thorton, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Dallas, Texas, this 25th day of February 1986.

Barbara A. Puyear
Notary Public

My Commission Expires: 5-30-89

Exhibit A

DESCRIPTION:

TRACT I:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 7 and part of Lot No. 8 of the Subdivision of the John D. Brown Property, described according to a Map made by Watkins & Murray, Surveyors, in October, 1947, as follows:

Beginning at a point in the center line of Old Hickory Boulevard, at the northwest corner of part of Lot 8 conveyed to Louis H. Gardner and wife, by deed of record in Book 1906, page 253, Register's Office for said County; thence with Gardner's north line, North 88 deg. 28' east 249 feet to his northeast corner; thence with his easterly line, south 7 deg. 10' east 100.7 feet to the south line of Lot 8; thence with the south line of Lot 8, south 88 deg. 20' east 1123.2 feet to the southeast corner of Lot 8; thence along the easterly or rear line of Lots 7 and 8, north 17 deg. 30' west, 382.4 feet to the common corner of Lots 6 and 7; thence with the line between said lots, north 85 deg. 17' west 1296.7 feet to a point in the center line of Old Hickory Boulevard; thence with the center line of same, south 7 deg. 54' east 138 feet to the beginning.

Being the same property conveyed to Robert R. Smith and wife, Lavenia E. Smith, by deed from O.B. Meadors and wife, Elvana Meadors, of record in Book 2435, page 3, said Register's Office.

TRACT II:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the Plan of the John D. Brown Property, not of record, described according to a survey made by Watkins and Murray, Surveyors, October _____, 1947, as follows:

Beginning in the center of Old Hickory Boulevard, at a point 25 feet south of the corner of Lots Nos. 7 and 8; thence with the center of said Boulevard, south 7 deg. 54' east 88 feet; thence south 88 deg. 20' east 250 feet; thence northwardly 100.7 feet; thence westwardly 249 feet to the beginning.

Being the same property conveyed to Robert Russell Smith and wife, Lavenia E. Smith, by deed from Louis H. Gardner and wife, Rosalie W. Gardner, of record in Book 2396, page 495, said Register's Office.

INCLUDED in the description of Tracts I and II, but specifically EXCLUDED therefrom, is that portion of the property conveyed to the State of Tennessee by deed of record in Book 3098, page 319, said Register's Office, to which reference is here made for a more complete description.

7.9023
IDENTIFICATION
FEB 27 4 09 PM '86
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

Exhibit A

TRACT III:

DESCRIPTION:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by William Collier Parrish, Associates-Civil Engineers, dated April 2, 1964, as follows:

Beginning at a concrete right-of-way monument at the northeast intersection of Old Hickory Boulevard and Interstate Highway No. I-40, as located and established, by deed of record in Book 303, page 445, Register's Office for said County; thence along the easterly margin of Old Hickory Boulevard, North 11 deg. West 302.7 feet to an iron stake near a 16 inch hackberry tree in the south line of the property of R. R. Smith; thence along Smith's south line, South 85 deg. 58' 20" East 495.21 feet to a concrete right-of-way monumemt in the northerly margin of Interstate Highway No. I-40; thence with the margin of the same, South 58 deg. 59' West 509.08 feet to the point of beginning, containing 1.662 acres, more or less.

Being the same property conveyed to Dr. John McPeak by deed from T.H. Bissinger and wife, Sarah Bissinger, of record in Book 6207, page 549, Register's Office for said County.

The above three tracts being the same property conveyed to Grand Bank at R. L. Thornton, Trustee, of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.